Municipal Development Plan Review

Population and Housing Characteristics for the City of Halifax and Region

Discussion Paper
Number 3

City of Halifax

Planning Department

POPULATION AND HOUSING CHARACTERISTICS FOR THE CITY OF HALIFAX AND REGION

MUNICIPAL DEVELOPMENT PLAN REVIEW
DISCUSSION PAPER NUMBER 3

Prepared By:
City of Halifax
Planning Department
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It was prepared by Angus E. Schaffenburg of the Planning Department under the supervision of William B. Campbell, Senior Planner.

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INTRODUCTION

This report is the third discussion paper of a series being prepared for the review of the Municipal Development Plan. It is submitted as background material for the Residential Environments Subcommittee, and presents primarily census data on population and households from the 1981 Census, comparing them with the data from the 1976 and 1971 Censuses. In addition, it includes residential building permit data for the period 1971-81.

It should be noted that throughout this report "the County of Halifax" is used to refer to the Municipality of the County of Halifax, and to the Town of Bedford (incorporated in 1980 from lands of the County of Halifax).

SUMMARY

Population

- The total population of the City of Halifax has declined since 1971.
- The annual average growth rate for Halifax County for the 1976-81 period slowed to 0.68 percent, down from 1.27 pecent in the 1971-76 period.
- In Halifax County the age distribution indicates a decline in the 0-19 age group and increases in the 20-34, and 65 and over age groups.
- The rate of natural increase has decreased in 1981 to 3.6 persons per 1,000 population within the City of Halifax.
- Population forecasts anticipate relatively slow growth for the Region.
- The present total population within the City of Halifax is anticipated to remain relatively stable.
- The aging trend will continue to become more apparent.
- The major influence on population change will be migration.

Households

- Overall household growth has outstripped population growth.
- The average size of households has declined.
- Non-family households have increased relative to family households.
- The average size of families has declined.
- Population and household trends are similar to those in comparable cities across Canada.
- Continued growth of households is expected for the City of Halifax, but at a diminished rate.
- Increased prominence of non-family households, due, in part, to changing lifestyles and an aging population, is expected.

Housing Trends

- Single detached units are still the dominant housing form in the County of Halifax while apartments are prominent in the City of Halifax.

- The very low apartment vacancy rate within the City of Halifax has moderated somewhat.

- The City of Halifax has more rental than owned dwelling units, with the County of Halifax being predominantly owned accommodation.

CHAPTER I

DEMOGRAPHIC AND HOUSING TRENDS

This section provides an overview of demographic and household trends in the City of Halifax, its three planning areas, the City of Dartmouth, and the County of Halifax. In addition, selected comparisions are made with a number of cities across Canada.

Population Distribution and Change

In June, 1981, the City of Halifax had a population of 114,594 persons. This represents a decrease of 2.8 percent from the 1976 figure of 117,882 and a 6.1 percent decrease from the 1971 figure of 122,035. The population decline has been evident since the 1961 Census, with the exception of the major addition of population resulting from the annexation of part of the County of Halifax in 1969.

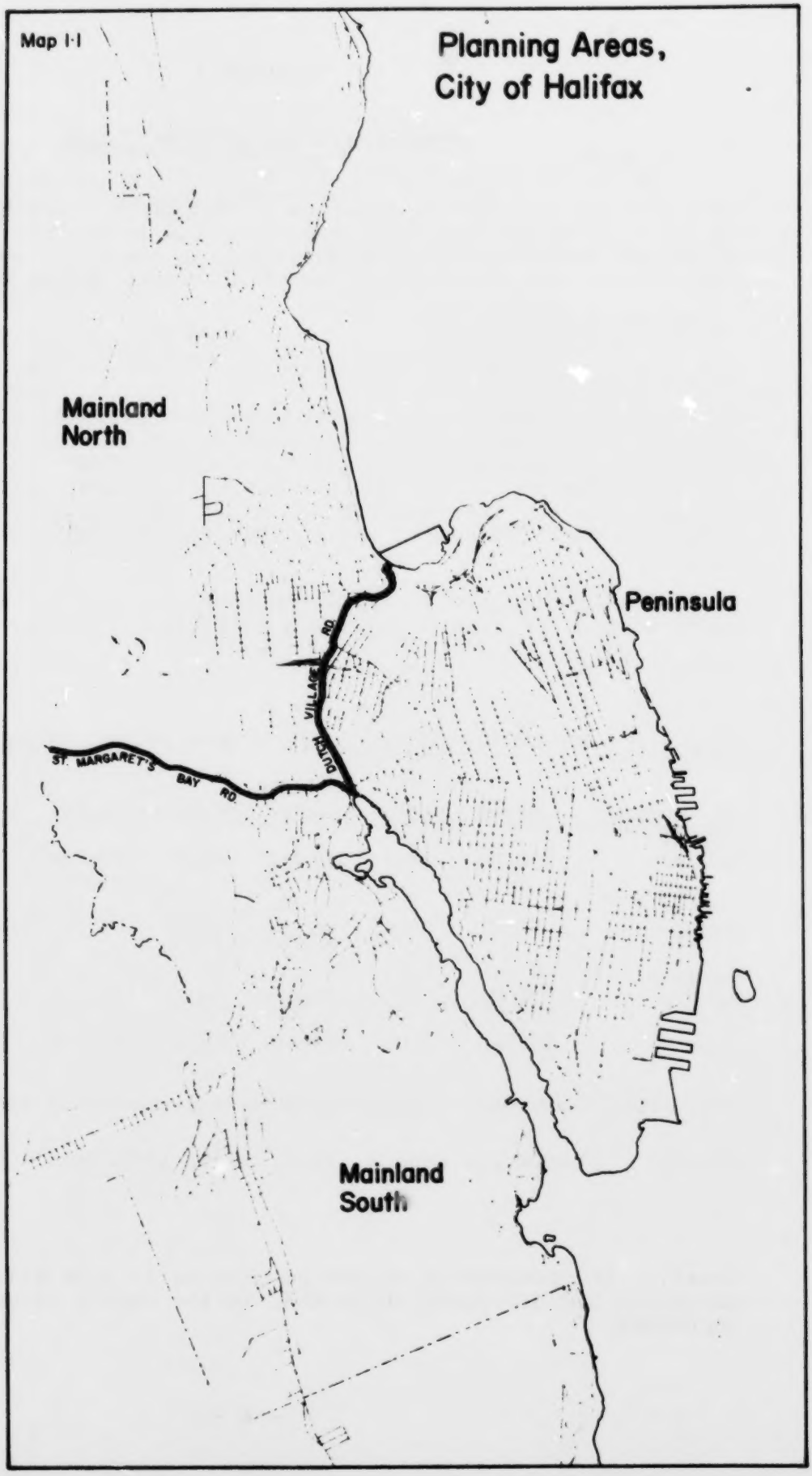
Changes in population distribution among the various municipal units within the County are given in Table 1.1 below:

TABLE 1.1: POPULATION, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	1971 Number	1971 Percent	1976 Number	1976 Percent	1981 Number	1981 Percent
City of Halifax	122,035	46.7	117,882	42.3	114,594	39.6
City of Dartmouth	64,770	24.8	65,341	23.5	62,277	21.6
County of Halifax	74,656	28.5	95,308	34.2	111,255	38.6
Total	261,461	100.0	278,531	100.0	288,126	100.0

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada.

Clearly, the proportion of the population in both Halifax and Dartmouth has decreased while that in the County of Halifax has increased.


Map 1-1
Planning Areas,
City of Halifax
Mainland
North
Peninsula
DUTCH VILLAGE RD.
ST. MARGARET'S BAY RD.
Mainland
South

However, it should be noted that the County area as a whole, including Halifax and Dartmouth, appears to be growing more slowly than it has in the past. The annual average growth rate had decreased from 1.27 percent in the 1971-76 period to 0.68 percent in 1976-81.

Population within the City of Halifax, divided into three planning areas of the Peninsula, Mainland North,[1] and Mainland South, is given on Table 1.2 (see also Map 1.1).

TABLE 1.2: POPULATION, CITY OF HALIFAX, BY PLANNING AREA, 1971-81

	1971		1976		1981	
Planning Area	Number	Percent	Number	Percent	Number	Percent
Peninsula	79,256	64.9	69,662	59.1	65,943	57.5
Mainland South	19,459	16.0	21,844	18.5	21,308	18.6
Mainland North	23,320	19.1	26,376	22.4	27,343	23.9
Total	122,035	100.0	117,882	100.0	114,594	100.0

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada.

Within the City of Halifax, the Peninsula and Mainland South have decreased in population 5.3 and 2.4 percent respectively in the 1976-1981 period, while the population of Mainland North has increased by 3.7 percent. In the 1971-81 period, the Peninsula decreased in population by 16.8 percent, while the population of the Mainland South and Mainland North areas increased by 9.5 and 17.2 percent respectively. It is interesting to note that the 1961 Census was the last time the Peninsula area showed an increase in population.

Natural Increase

Information on in- and out-migration is not available for the 1976-81 period at this time from the 1981 Census. However, births, deaths, net migration, and that of total fertility rates, the components of population change, will be discussed below.

Births and deaths in a given area are often expressed as a ratio of total population. The data indicates a reasonably steady crude death rate, a declining crude birth rate[2], and a decreasing rate of natural increase for Halifax County (see Table 1.3).

TABLE 1.3: CRUDE BIRTH, DEATH AND NATURAL INCREASE RATES FOR HALIFAX COUNTY, BY MUNICIPALITY, 1971-81 (PER 1,000 POPULATION)

Municipality	Crude Birth Rate 1971	1976	1981	Crude Death Rate 1971	1976	1981	Natural Increase Rate 1971	1976	1981
City of Halifax	16.6	13.6	12.7	7.5	8.5	9.1	9.1	5.1	3.6
City of Dartmouth	24.3	17.5	19.2	4.7	4.4	4.7	19.6	13.1	14.5
County of Halifax	19.3	17.6	14.4	6.1	4.9	4.0	13.2	12.7	10.4
Halifax County	19.3	15.9	14.7	6.4	6.2	6.1	12.9	9.7	8.5

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada; Statistics Canada unpublished material, and Department of Public Health (Vital Statistics). Natural increase is calculated as the excess of births over deaths.

TABLE 1.4: BIRTHS, DEATHS, AND NET MIGRATION FOR HALIFAX COUNTY, BY MUNICIPALITY, 1976-81

Municipality	Births	Deaths	Excess	Population Change	Net Migration
City of Halifax	7,413	4,970	+ 2,443	- 3,288	- 5,731
City of Dartmouth	6,080	1,572	+ 4,508	- 3,064	- 7,572
County of Halifax	8,239	2,376	5,863	15,947	+10,084
Total	21,732	8,918	12,814	9,595	- 3,219

SOURCE: Statistics Canada, 1976, 1981, Census Canada; William J. Coffey, Nova Scotia Population, Household, and Family Projections, 1982-1991, Halifax, Nova Scotia (Department of Development, March, 1983); Halifax County Statistical Profile, Halifax, Nova Scotia (Department of Development, 1980); and Department of Public Health (Vital Statistics).

However, the rate of natural increase for the City of Halifax has dropped to 3.6 persons per 1,000 population in 1981, compared to figures of 14.5 and 10.4 for the City of Dartmouth and the County of Halifax respectively.

Halifax County had an out-migration (population increase - (births-deaths) of 3,219 persons for the 1976-81 period.[3] The City of Halifax had a net out-migration of 5,731 persons for the 1976-81 period, which compares with a net out-migration for the City of Dartmouth of 7,572 and a net in-migration for the County of Halifax of 10,084.

It does appear reasonable to suggest that a significant portion of those persons leaving the Cities of Halifax and Dartmouth have migrated to the County of Halifax. The discussion has focused on net migration; however, it is estimated using taxation records that during the 1978-79 period, 15,642 persons moved into Halifax County, and 17,513 persons moved out.[4]

Total fertility rates are shown for the 1971-81 period (see Table 1.5). As may be expected, the total fertility rates[5] closely follow that of the crude birth rates. These rates are above that for Canada (1,704) and Nova Scotia (1,643) for births per 1,000 women.[6] These are well below the replacement rate of 2,100 children per 1,000 women.[7]

TABLE 1.5: TOTAL FERTILITY RATES (PER 1,000 WOMEN), HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	1971	1976	1981
City of Halifax	**3,120**	**2,480**	**1,980**
City of Dartmouth	4,540	3,060	3,190
County of Halifax	4,140	3,440	2,520
Halifax County	3,750	2,940	2,440

SOURCE: Halifax County Statistical Profile, Halifax, Department of Development, 1980; Department of Public Health, unpublished material; and Statistics Canada, 1971 Census (Microfilm 10300); 1976 Census (microfiche SDDEMA11); and 1981 Census (Microfiche SDD81A112).

The decade of the 1970's has generally seen motherhood taken on at a later age, and therefore the later age groupings have contributed more to the total number of births. In addition, although there was an increased fertility rate in the early 1970's for the 30 to 34 year group, this has reversed slightly to show a decrease between 1980 and 1981. Moreover, an increase in the total fertility rate of this group would affect total fertility only marginally since it makes a relatively small contribution to the total fertility rate.[8]

Sex and Age Composition

The sex and population profile of the City of Halifax and the Region for the 1971-81 period are discussed below. For purposes of this report population is categorized into three age groups -- young (0-19 years), adult (20-64 years), and aged persons (65 years and over).

Sex Composition

Until recently, Canada and Nova Scotia were a slightly "male-dominant" population with the number of males exceeding the number of females in the population; hence the ratio of males to females has been greater than one. However, the 1981 Census indicates a "female dominant" population for the Cities of Halifax and Dartmouth, while the County of Halifax has a slightly "male-dominant" population (see Table 1.6). In addition, the broad age-grouping breakdown shows that the youth group is slightly "male-dominant," while the aged persons group is "female dominant." This is especially recognizable within the City of Halifax. These sex ratios are indicative of an aging population, since male mortality is higher at all ages.[9]

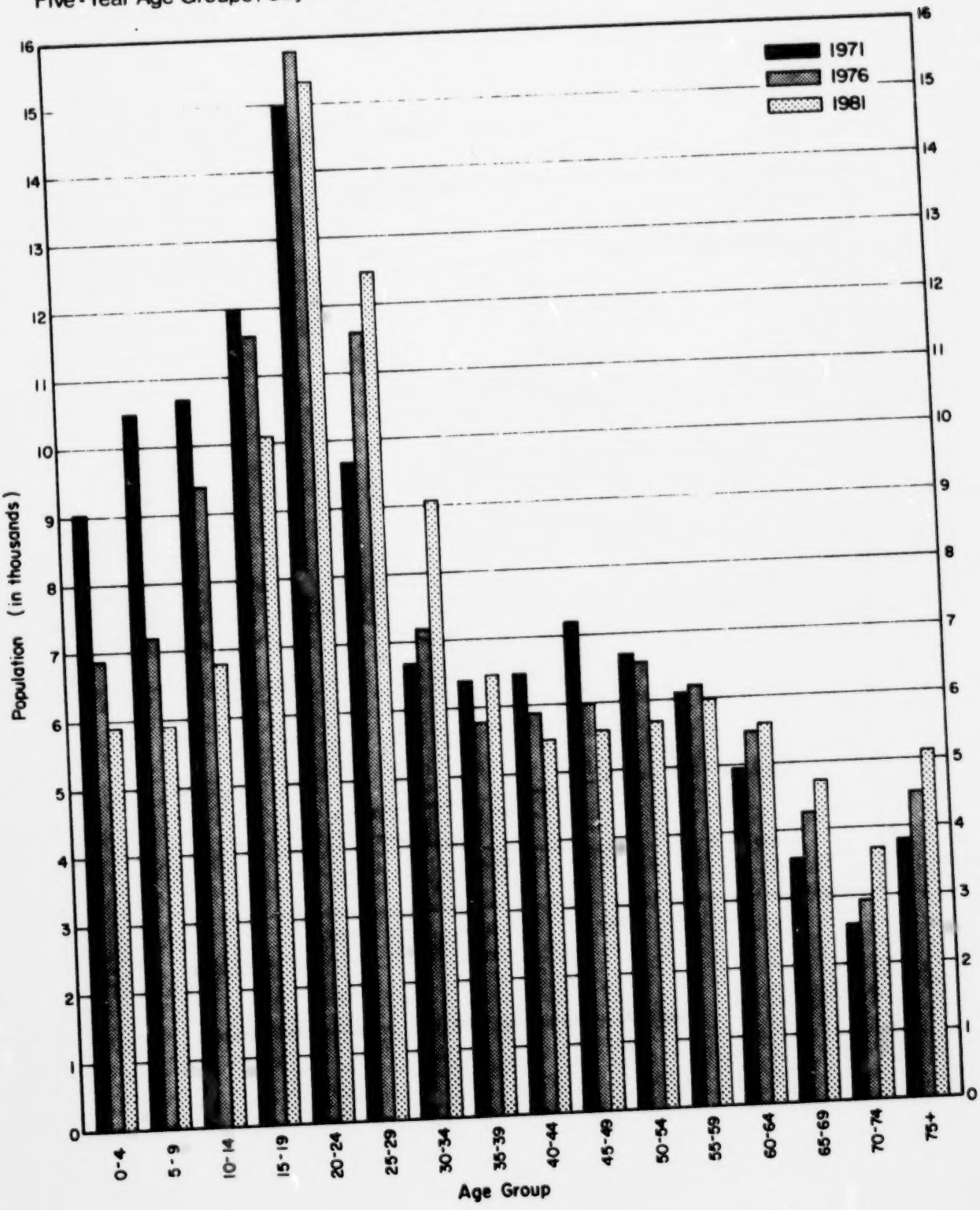
Age Composition

The median age of the population of the Province of Nova Scotia has risen from 22.8 in 1901 to 25.4 in 1971, and is estimated to be 28.9 in 1981.[10] Simply put, the population of Nova Scotia is aging, as is that of Halifax County and its components (see Table 1.7). The three broad population groups of youth, adult, and aged persons are briefly discussed below, with Figure 1.1 providing a graphic display of the changes within five-year groupings for the City of Halifax between 1971-81. Figure 1.2, on the other hand, provides another graphic interpretation of changing age structure in the City of Halifax with the decrease in younger age groups being particularly noticeable.

The youth group (0-19) has been on the decline; this group has changed in the City of Halifax from representing 34.7 percent of the total population in 1971, to 25.2 percent in 1981. Although the youth group did decline proportionately within the County of Halifax, it did increase absolutely in number of persons.

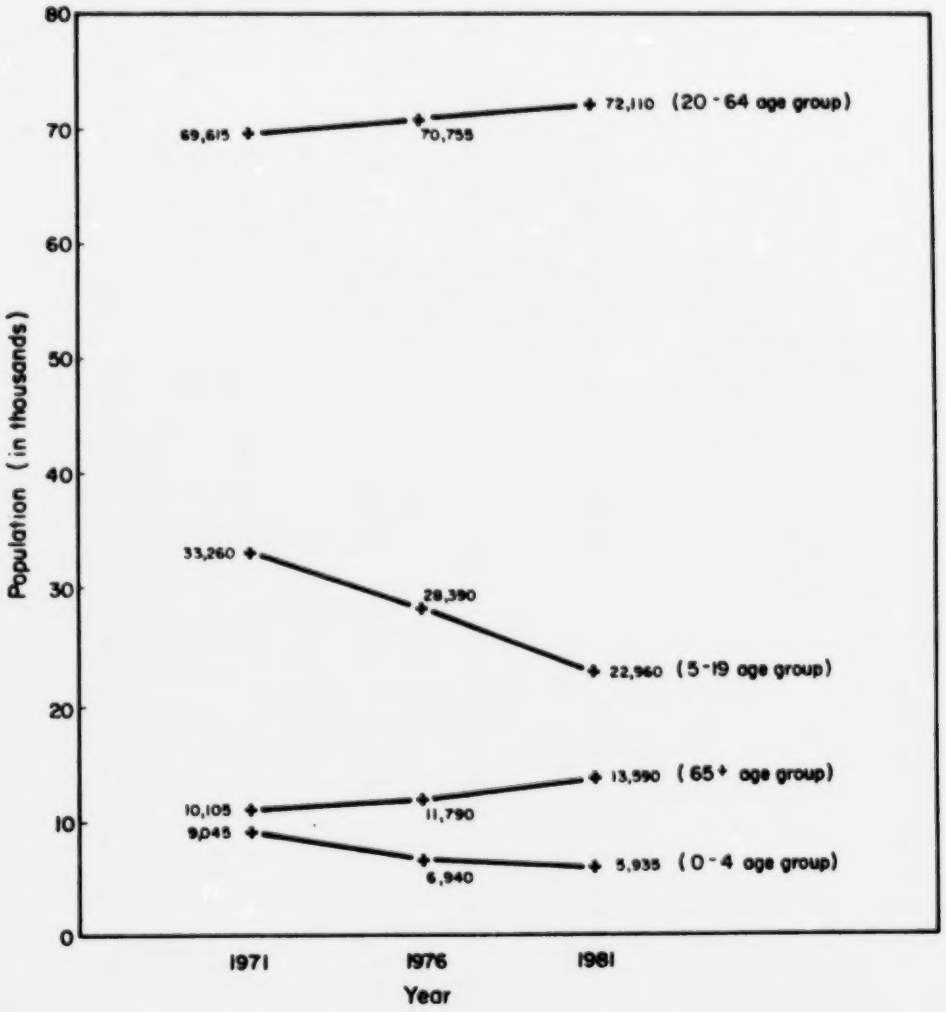
The percentage of the population in the adult group (20-64) has increased from 53.6 percent in the 1971 Census to 59.8 percent by 1981 for Halifax County. In other words, almost two out of every three persons is of working age.

Figure 1·1
Five-Year Age Groups, City of Halifax, 1971-81



Source: Statistics Canada, 1971, 1976 and 1981 Census of Canada

Figure 1·2
Age Groups, City of Halifax, 1971·81



Source: Statistics Canada, 1971, 1976 and 1981 Census of Canada

TABLE 1.6: SEX RATIOS (MALES TO FEMALES) FOR SPECIFIED AGE GROUPS, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	1971				1976				1981			
	0-19	20-64	65+	TOTAL	0-19	20-64	65+	TOTAL	0-19	20-64	65+	TOTAL
City of Halifax	**1.03**	**0.95**	**0.65**	**0.94**	**1.05**	**0.95**	**0.62**	**0.94**	**1.04**	**0.90**	**0.62**	**0.90**
- Peninsula	1.01	0.92	0.64	0.91	1.05	0.96	0.73	0.95	1.06	0.92	0.59	0.88
- Mainland South	1.03	1.04	0.78	1.02	0.99	0.98	0.64	0.96	1.00	0.93	0.74	0.93
- Mainland North	1.07	0.97	0.57	0.98	1.10	0.92	0.62	0.94	1.05	0.87	0.64	0.90
City of Dartmouth	1.01	1.00	0.70	0.99	1.01	0.98	0.72	0.98	1.03	0.95	0.69	0.96
County of Halifax	1.07	1.08	0.93	1.06	1.08	1.04	0.93	1.05	1.07	1.03	0.88	1.03
Total	1.04	0.99	0.72	0.99	1.05	0.98	0.71	0.98	1.05	0.96	0.70	0.96

SOURCE: Statistics Canada: 1971, 1976, 1981
Census of Canada and calculations by City of Halifax Planning Department

TABLE 1.7: AGE DISTRIBUTION FOR SELECTED AGE GROUPS, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	1971 0-19	1971 20-64	1971 65+	1976 0-19	1976 20-64	1976 65+	1981 0-19	1981 20-6	1981 65+
City of Halifax	**34.7**	**57.0**	**8.3**	**30.0**	**60.0**	**10.0**	**25.2**	**62.9**	**11.8**
- Peninsula	31.6	58.0	10.4	26.8	61.2	11.9	22.4	62.5	15.0
- Mainland South	41.9	53.7	4.4	38.5	55.7	5.8	24.0	59.1	6.8
- Mainland North	39.1	56.5	4.3	33.0	61.1	5.8	27.7	64.4	7.8
City of Dartmouth	43.8	52.4	3.8	39.3	56.0	4.7	33.3	60.6	6.0
County of Halifax	44.9	49.0	6.1	41.9	52.7	5.3	38.3	56.2	5.5
Total	39.8	53.6	6.5	36.2	56.6	7.2	32.0	59.8	8.1

NOTE: Percentages may not total due to random rounding by Census Canada.

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada and calculations by City of Halifax Planning Department.

Overall the population of Halifax County has aged. For example, in the City of Dartmouth the portion of population in the 65 or over group has changed from representing 3.8 percent in 1971 to 6.0 percent of the total population in 1981. In 1981, 11.8 percent of the total population in the City of Halifax was 65 years or over, while it was even higher on the Peninsula (15.0 percent) in the same year.

Another way of examining the relationship between various broad age groups is to view them in terms of the youth-dependency ratio, and the old-age dependency ratio (see Table 1.8) which indicate the relationship of either group to the working-age population (20-64 years). These ratios indicate the age structure, and the potential burden of the youth (0-19 years) and old-age groups (65 years and over) on the working age groups.[11] The youth dependency ratio has decreased from 74.3 to 53.5 in the 1971-81 period, while the old-age dependency ratio has increased from 12.2 to 13.6 in the same period for Halifax County. On balance, the total dependency ratio for Halifax County has decreased from 86.5 to 67.1 in the 1971-81 period. In other words, the decrease in the youth-age group has more than balanced the increase in the old-age group.

TABLE 1.8: DEPENDENCY RATIOS, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	Dependency Ratios 1971 Youth	1971 Old-age	1971 Total	1976 Youth	1976 Old-age	1976 Total	1981 Youth	1981 Old-age	1981 Total
City of Halifax	**60.8**	**14.5**	**75.3**	**49.9**	**16.7**	**66.6**	**40.1**	**18.9**	**59.0**
- Peninsula	54.5	17.9	72.4	43.8	19.5	63.3	35.9	24.0	59.9
- Mainland South	78.0	8.3	86.3	69.0	10.0	79.0	57.4	11.6	69.0
- Mainland North	69.2	7.6	76.8	54.0	9.5	63.5	43.0	12.2	55.2
City of Dartmouth	83.4	7.2	90.6	70.1	8.4	78.5	55.0	9.9	64.9
County of Halifax	91.7	12.5	104.2	79.5	10.1	89.6	68.1	9.8	77.9
Total	74.3	12.2	86.5	64.0	12.7	76.7	53.5	13.6	67.1

NOTE: Youth dependency ratio is the number of young people (age 0-19) per 100 adults in the working age group 20-64. The old-age dependency ratio is the number of persons 65 years and over per 100 adults of working age 20-64.

SOURCE: Statistics Canada, 1971, 1976 and 1981 Census of Canada and calculations by City of Halifax Planning Department.

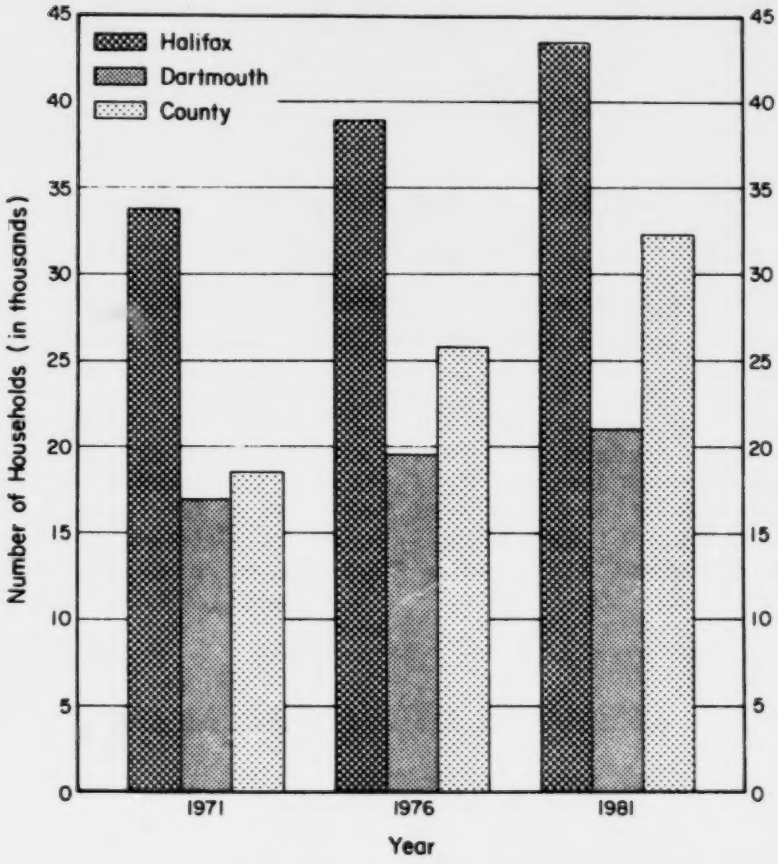
Household Characteristics

This section will provide an overview of major changes in households in the City of Halifax and the Region. Basic information is provided in changes in number, size, and types of households.[12] This report deals exclusively with occupied private households. Collective households such as motels, tourist homes, nursing homes, jails, communal quarters of military camps, naval vessels, and rooming houses or households outside Canada are not included. In the City of Halifax 3,940 persons or 3.4 percent of the population were housed in 1981 in 260 occupied collective dwellings.[13]

Private Households

In distinct contrast to the population trends, the household[14] count (Table 1.9) shows the City of Halifax as having 43,775 units, reflecting an increase of 11.3 percent from the 1976 figure of 39,315 and 28.3 percent from the 1971 figure of 34,115.

Figure 1·3
Private Households, Halifax County, by Municipality, 1971-81



Source: Statistics Canada, 1971, 1976 and 1981 Census of Canada

This compares with an increase of 7.4 percent in Dartmouth and 24.9 percent in the remainder of the County of Halifax for the 1976-81 period. Figure 1.3 graphically demonstrates the changes in number of households for Halifax County.

TABLE 1.9: CHANGES IN PRIVATE HOUSEHOLDS, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	Number 1971	1976	1981	Percent Change 1971-76	1976-81	1971-81
City of Halifax	34,115	39,315	43,775	15.2	11.3	28.3
City of Dartmouth	17,020	19,705	21,165	15.8	7.4	24.3
County of Halifax	18,590	25,910	32,355	39.4	24.9	74.0
Total	69,725	84,930	97,295	21.8	14.6	39.5

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada.

Within the City of Halifax (Table 1.10) the number of households has increased in the 1976-81 period by 10.0 percent on the Peninsula, 8.3 percent in Mainland South, and 17.6 percent in Mainland North. The number of households has increased in the 1971-81 period by 17.9 percent on the Peninsula, 40.9 percent in Mainland South, and 56.2 percent in Mainland North.

TABLE 1.10: PRIVATE HOUSEHOLDS, CITY OF HALIFAX, BY PLANNING AREA, 1971-81

Planning Area	Number 1971	1976	1981	Percent Change 1971-76	1976-81	1971-81
Peninsula	22,870	24,515	26,975	7.2	10.0	17.9
Mainland South	4,930	6,410	6,945	30.0	8.3	40.9
Mainland North	6,315	8,385	9,865	32.8	17.6	56.2
Total	34,115	39,315*	43,775*	15.2	11.3	28.3

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada.

* Figures may not total due to random rounding by Census Canada.

The growth rate of the number of households has decreased on the Mainland in the last five years over the previous five years, but has actually increased on the Peninsula. Rates of growth, however, have not been uniform throughout the City with individual census tracts varying from 2.0 to 54.1 percent for the 1976-81 period in Mainland North.

Household Size

As would be expected from an examination of the population and private household data, the average household size has fallen dramatically in the area (see Table 1.11).

The City of Halifax has an average household size of 2.5, reflecting a decrease of 10.7 percent from the 1976 figure of 2.8 and a decrease of 26.5 percent from the 1971 figure of 3.4.

This compares with a decrease of 12.1 percent in Dartmouth and a decrease of 5.5 percent in the County of Halifax for the 1976-81 period. For the 1971-81 period, the change in household size is even greater, falling 23.7 percent and 12.8 percent in the City of Dartmouth and County of Halifax respectively.

The drop in household size has been evident in Halifax for about 20 years and is consistent with a nation-wide trend of decreasing household size (see Section 1.5).

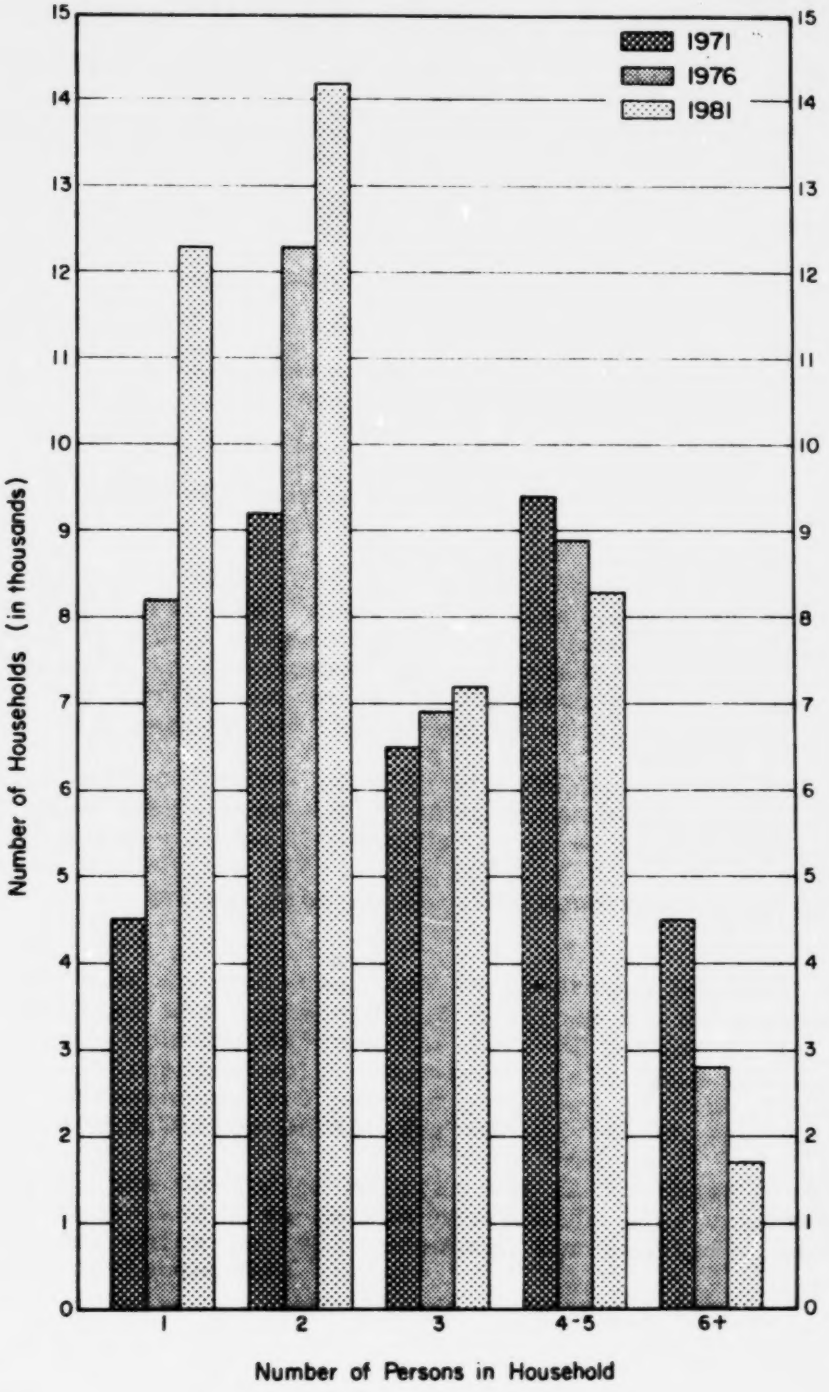
Within the City of Halifax, the Peninsula, Mainland South, and Mainland North have decreased in household size by 14.8, 9.1 and 12.9 percent respectively for the 1976-81 period. In the 1971-81 period, the household size has decreased by 28.1, 21.1 and 25.0 percent on the Peninsula, Mainland South and Mainland North respectively. In addition, the Downtown area has a very small average household size, in fact approaching the theoretical minimum of 1.0, given the definition used by the Census (see "Definitions" in the Appendix).

In addition to average size, households are discussed below and in the accompanying figure and tables according to size categories.

The phenomenal growth of one-person households (see Figure 1.4 and Table 1.12) is evident for all municipalities. In the City of Halifax there was a 171.3 percent increase in one-person households in the 1971-81 period which accounted for 28.1 percent of the total households in 1981.

The growth in the number of two-person households has not been as dramatic as that of one-person households. In 1981 the City of Halifax had 14,220 two-person households which represented a 53.2 percent increase from the 1971 figure of 9,280. Two person households, in 1981, accounted for 32.5 percent of the total number of households.

Figure 1·4
Households by Number of Persons, City of Halifax, 1971-81



Source: Statistics Canada, 1971, 1976 and 1981 Census of Canada

TABLE 1.11: AVERAGE HOUSEHOLD SIZE, HALIFAX COUNTY, BY MUNICIPALITY 1971-81

Municipality	Average Size 1971	1976	1981	Percent Change 1971-76	1976-81	1971-81
City of Halifax	**3.4**	**2.8**	**2.5**	**-17.7**	**-10.7**	**-26.5**
- Peninsula	3.2	2.7	2.3	-15.6	-14.8	-28.1
- Mainland South	3.8	3.3	3.0	-13.2	-9.1	-21.1
- Mainland North	3.6	3.1	2.7	-13.9	-12.9	-25.0
City of Dartmouth	3.8	3.3	2.9	-13.2	-12.1	-23.7
County of Halifax	3.9*	3.6	3.4	- 7.7	- 5.5	-12.8
Total	3.6	3.2	2.9	-11.1	- 9.4	-19.4

SOURCE: Statistics Canada, 1971, 1976 and 1981 Census of Canada.

* Estimate by City of Halifax Planning Department.

In the City of Dartmouth, there was a similar growth rate (64.1 percent) for the 1971-81 period. On the other hand, this compares with an increase in the number of two-person households of 97.3 percent in the County for the 1971-81 period, with these households comprising 23.4 percent of the total households in 1981.

Three-person households, except in the County of Halifax, have increased much less dramatically when compared to growth rates for one-person or two-person households. For example, the growth of three-person households within the City of Halifax is one-third less than the overall growth rate in Halifax County for the 1971-81 period.

In sharp contrast to one, two, and three-person households, both the Cities of Halifax and Dartmouth had declines in the number of four- and five-person households over the 1971-81 period of 11.6 percent and 3.4 percent respectively. However, these size categories in 1981 still represented 19.0 percent and 28.4 percent of the total households in the Cities of Halifax and Dartmouth respectively.

In comparison, the County of Halifax had an increase of 109.6 percent in the four- and five-person households size category in the 1971-81 period, which in 1981 accounted for nearly 40 percent of the total number of households.

TABLE 1.12: PERCENT CHANGE OF PRIVATE HOUSEHOLDS BY NUMBER OF PERSONS, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	Percent Change 1	2	3	4 - 5	6+
City of Halifax	**171.3**	**53.2**	**10.2**	**-11.6**	**-62.4**
- Peninsula	138.4	34.2	- 6.3	-27.7	-68.1
- Mainland South	260.7	79.5	46.3	21.5	-53.8
- Mainland North	421.3	116.1	37.4	3.0	-53.9
City of Dartmouth	212.5	64.1	27.3	- 3.4	-61.6
County of Halifax	101.7	97.3	105.5	109.6	-35.4
Total	164.3	65.7	37.9	24.9	-53.2

SOURCE: Statistics Canada, 1971, 1976 and 1981 Census of Canada.

TABLE 1.13: DISTRIBUTION OF PRIVATE HOUSEHOLDS, BY NUMBER OF PERSONS, HALIFAX COUNTY, BY MUNICIPALITY, 1981

Municipality	Number of Persons 1	2	3	4 - 5	6+
City of Halifax	28.1	32.5	16.5	19.0	3.9
- Peninsula	34.6	32.5	14.6	14.7	3.5
- Mainland South	14.6	30.3	21.2	28.5	5.7
- Mainland North	19.8	34.0	18.4	24.2	3.6
City of Dartmouth	18.3	28.5	19.9	28.4	4.8
County of Halifax	9.1	23.4	20.3	39.9	7.2
Total	19.6	28.6	18.5	28.0	5.2

SOURCE: Statistics Canada, 1971, 1976 and 1981 Census of Canada.

The six-or-more category of households has decreased dramatically since 1971 in all municipalities, although less so in the County of Halifax. This size category also tends to represent a small percent of the total number of households. For example, in 1981 the City of Halifax had 1,710 six-or-more-person households. This represents a decrease of 62.4 percent from the 1971 figure of 4,550. In 1981, six-or-more-person households accounted for only 3.9 percent and 5.2 percent of the total number of households in the City of Halifax and Halifax County respectively.

Household Type

While the previous section brought into focus changes in household size, this section examines the type of relationship which exists within the household. The simplest breakdown of the household by the Census is whether they are family households or non-family households (see the "Definitions" section in the Appendix). It should be noted, however, that the Census definition of a family is much narrower than often found in common usage.[15]

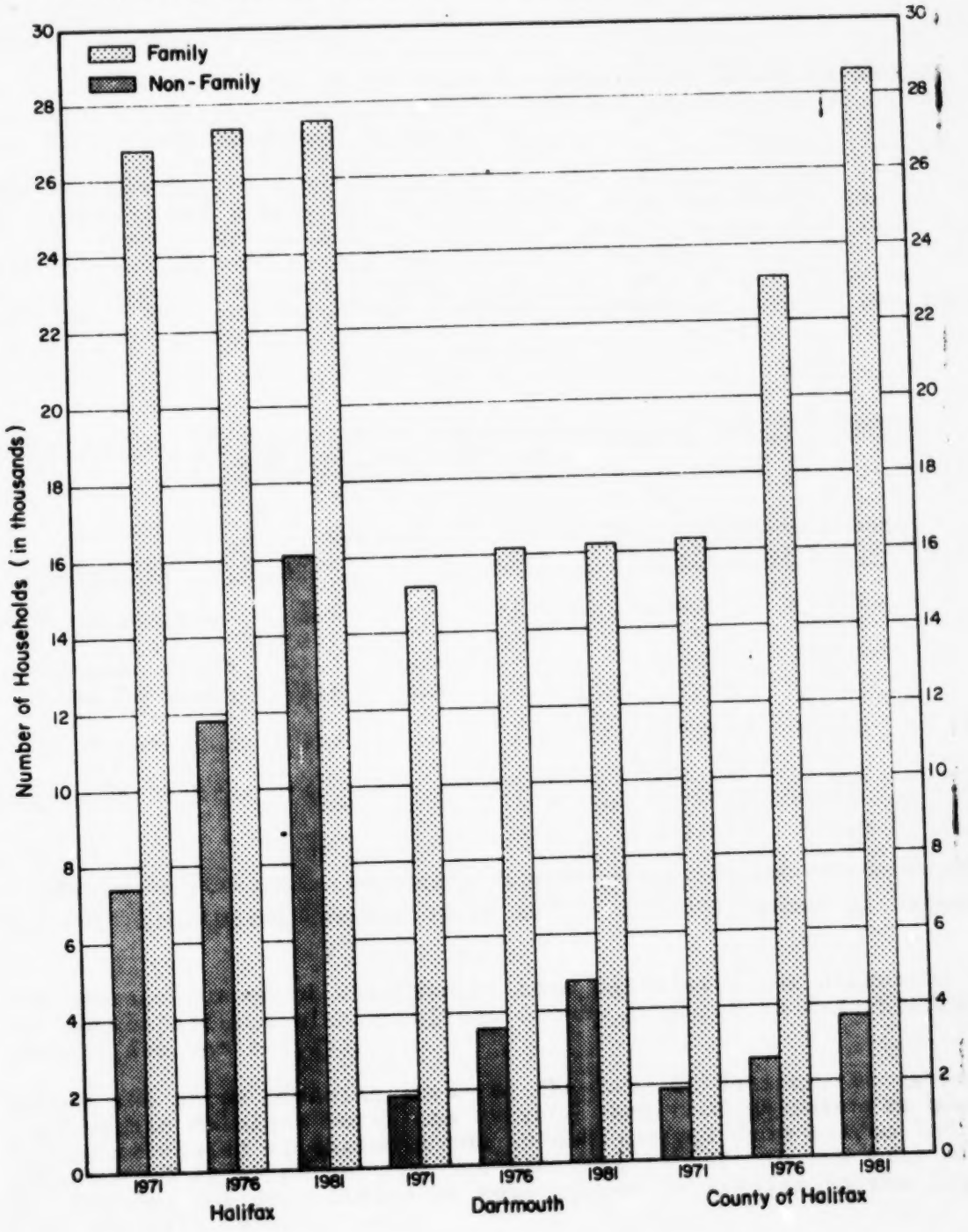
The growth in non-family households, (see Figure 1.5), to some extent, parallels the phenomenal growth in one- and two-person households with a large portion of the non-family households consisting of one person living alone. In 1981 the City of Halifax had 16,190 non-family households. This represents an increase of 117.9 percent from the 1971 figure of 7,430. Family households, on the other hand, increased by only 2.6 percent in the same period.

In the City of Dartmouth there was an increase of 155.0 percent in the number of non-family households in the 1971-81 period, which compares with a 7.3 percent increase in the number of family households in the same period. The number of non-family households increased 86.8 percent in the County of Halifax for the 1971-81 period, in sharp contrast to the Cities of Halifax and Dartmouth, where the number of family households increased by 87.3 percent for the same period.

In examining changes within the City of Halifax, the number of non-family households has increased 91.4 percent on the Peninsula, 111.4 percent in Mainland South, and 252.9 percent in Mainland North for the 1971-81 period. In contrast, the number of family households has decreased 11.6 percent on the Peninsula, while increasing 24.9 percent and 26.0 percent in Mainland South and in Mainland North respectively for the same period.

An examination of households in the two-or-more-family (multi-family) category shows a decline for all municipalities for the 1971-81 period. In addition, the multi-family category accounted for less than 1.5 percent of the total households in the City of Halifax (0.9 percent), City of Dartmouth (0.9 percent), and the County of Halifax (1.3 percent).

Figure 1·5
Household Type, Halifax County, by Municipality, 1971-81



Source: Statistics Canada, 1971, 1976 and 1981 Census of Canada

In Halifax County the majority of persons still reside in family households: 77.1 percent, 87.2 percent, and 92.8 percent of persons in private households were resident in family households in the City of Halifax, the City of Dartmouth, and the County of Halifax respectively in 1981.[16]

Family Households

In order to elaborate on the changing nature of family households over the 1971-81 period, average family size and average number of children per family are discussed in more detail.

The average family size decreased, in the 1971-81 period, from 3.7 to 3.3 persons per family (or -10.8 percent) for the entire Halifax County area. More detail is found in Table 1.14 for the Cities of Halifax and Dartmouth, and the County of Halifax. The City of Halifax at 3.0 persons per family ranks lowest in 1981 of the three municipalties. Mainland North had a slight increase in persons per family in the 1976-81 period.

TABLE 1.14: AVERAGE SIZE OF FAMILY HOUSEHOLDS, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	Average Size			Percent Change		
	1971	1976	1981	1971-76	1976-81	1971-81
City of Halifax	**3.5**	**3.2**	**3.0**	**- 8.6**	**- 6.3**	**-14.3**
- Peninsula	3.4	3.1	2.9	- 8.8	- 6.5	-14.7
- Mainland South	3.7	3.5	3.2	- 5.4	- 8.6	-13.5
- Mainland North	3.6	3.4	3.7	- 5.5	8.8	2.7
City of Dartmouth	3.8	3.5	3.2	- 7.9	- 8.6	-15.8
County of Halifax	4.0	3.7	3.5	- 7.5	- 5.4	-12.5
Total	3.7	3.5	3.3	- 5.4	- 5.7	-10.8

SOURCE: Statistics Canada, 1971, 1976, and 1981 Census of Canada.

The average number of children at home per family has decreased for all municipalities within Halifax County from 1.8 to 1.4 children per family (see Table 1.15).

Within the three planning areas of the City of Halifax, it is notable that within Mainland North the average number of children at home per family increased slightly in the 1976-81 period from 1.4 to 1.5. In addition, only 63 percent of the families in 1981 in the City of Halifax had children living at home, which is similar to the figure from the 1971 census.

TABLE 1.15: AVERAGE NUMBER OF CHILDREN PER FAMILY AT HOME, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

Municipality	Average Size 1971	1976	1981	Percent Change 1971-76	1976-81	1971-81
City of Halifax	1.6	1.4	1.2	-12.5	-14.3	-25.0
- Peninsula	1.4	1.2	1.0	-14.3	-16.6	-28.6
- Mainland South	1.8	1.6	1.4	-11.1	-12.5	-22.2
- Mainland North	1.6	1.4	1.5	-12.5	7.1	- 6.3
City of Dartmouth	1.9	1.6	1.4	-15.8	-12.5	-26.3
County of Halifax	2.0	1.7	1.6	-15.0	- 5.8	-20.0
Total	1.8	1.6	1.4	-11.1	-12.5	-22.2

SOURCE: Statistics Canada, 1971, 1976, and 1981 Census of Canada.

Comparision of the City of Halifax With Other Canadain Cities

The City of Halifax is compared in respect to population; age structure; and family and household size with fourteen other Canadian cities. The dominant cities are included as well as a number of middle-sized cities which are regional centres, such as Kitchener, Windsor, Saskatoon, and Victoria.

Population

The City of Halifax had a population decrease of 2.8 percent between 1976 and 1981, which is less than the decreases in five of the cities shown (see Table 1.16). In addition, only five of the cities had a growth rate equal to or greater than the Canadian growth rate of 5.9 percent for the 1976-1981 period. The cities with the higher population increases during this period include Calgary, Edmonton, and Saskatoon.

Age Structure

For Canada as a whole the youth group (0-19) decreased from 39.4 percent to 32.0 percent, while the old-age group (65+) increased from 8.1 percent to 9.7 percent of the total population in the 1971-81 period (see Table 1.17). In addition, the working-age group (20-64) has increased from 52.5 percent to 58.3 percent of the total population of Canada from 1971-81.

TABLE 1.16: POPULATION, SELECTED CANADIAN CITIES, 1971-81

Municipality	Population 1971	1976	1981	Percent Change 1971-76	1976-81	1971-81
St. John's	88,100*	86,653	83,770	- 1.6*	- 3.3	- 4.9*
Saint John	89,040	85,956	80,521	- 3.5	- 6.3	- 9.6
Halifax	**122,035**	**117,882**	**114,594**	**- 3.4**	**- 2.8**	**- 6.1**
Montreal	1,214,355	1,080,546	980,354	-11.0	- 9.3	-19.3
Kitchener	116,966	131,870	139,734	12.7	5.9	19.5
Ottawa	302,340	304,462	295,163	0.7	- 3.1	- 2.4
Toronto	712,785	633,318	599,217	-11.1	- 5.4	-15.9
Windsor	203,300	196,526	192,083	- 3.3	- 2.3	- 5.5
Winnipeg	535,233	560,874	564,473	4.8	0.6	5.5
Regina	139,470*	149,608	162,613	7.3*	8.7	16.6*
Saskatoon	126,450	133,793	154,210	5.8	15.3	22.0
Calgary	403,320*	471,397	592,743	16.9*	25.7	47.0*
Edmonton	438,150*	461,594	532,246	5.4*	15.3	21.5*
Vancouver	426,260*	409,734	414,281	- 3.9*	1.1	- 2.8
Victoria	61,760	62,551	64,379	1.3	2.9	4.2
Canada	**21,568,311**	**22,992,603**	**24,343,181**	**6.6**	**5.9**	**12.9**

* Except where noted, all population figures have been adjusted for the 1981 City boundaries.

SOURCE: Statistics Canada, 1971, 1976 and 1981 Census of Canada and calculations by City of Halifax Planning Department.

TABLE 1.17: AGE GROUPS, SELECTED CANADIAN CITIES, 1971-81

Municipality	0-19			20-64			65+		
	1971	1976	1981	1971	1976	1981	1971	1976	1981
St. John's	41.3	38.1	33.2	51.4	53.6	56.2	7.3	8.3	10.6
Saint John	39.2	35.8	31.7	51.2	53.6	56.0	9.6	10.6	12.3
Halifax	**34.7**	**30.0**	**25.2**	**57.0**	**60.0**	**62.9**	**8.3**	**10.0**	**11.9**
Montreal	31.5	27.3	23.2	59.5	61.7	63.7	9.0	11.0	13.1
Kitchener	37.7	35.1	31.9	54.9	56.8	59.1	7.4	8.1	9.0
Ottawa	34.4	28.8	24.1	56.8	61.1	63.4	8.8	10.1	12.5
Toronto	28.6	26.7	23.3	60.4	61.5	64.2	11.0	11.8	12.5
Windsor	37.3	34.4	30.7	52.7	54.6	57.2	10.0	11.0	12.1
Winnipeg	31.3	32.8	29.6	55.8	57.0	58.8	12.9	10.2	11.6
Regina	39.2	36.1	33.3	52.6	55.1	57.5	8.2	8.8	9.2
Saskatoon	38.9	35.3	32.0	52.1	55.2	58.5	9.0	9.5	9.5
Calgary	39.7	35.7	30.5	54.0	57.8	63.4	6.3	6.5	6.1
Edmonton	39.5	34.8	29.9	54.3	58.1	62.8	6.2	7.1	7.3
Vancouver	27.4	24.4	21.4	59.1	61.1	63.3	13.5	14.5	15.3
Victoria	25.8	20.5	16.9	51.3	55.3	57.3	22.9	24.2	25.8
Canada	**39.4**	**35.8**	**32.0**	**52.5**	**55.5**	**58.3**	**8.1**	**8.7**	**9.7**

SOURCE: Calculations by the Planning Department from Statistics Canada, 1971, 1976 and 1981 Census of Canada.

A life cycle index is presented here (see Table 1.18) to provide an indication of the age structure of a city's population. This index is constructed by dividing the city's population over 45 by its population under 20 and provides the ratio of middle-aged and old population to that of the youth population. A high index is indicative of an older population.[17] The youth dependency ratio and the old-age dependency ratio, discussed in an earlier section, are also found in Table 1.18.

The aging of the population in the selected Canadian cities may be seen through various indicators including the life-cycle index, old-age dependency ratio, and percent of persons 65 and over. The City of Halifax has an aging population similar to that of Saint John and Winnipeg, but not as old as Vancouver or Victoria. "Young" cities include St. John's, Edmonton, and Calgary.

Family and Household

Like the City of Halifax the average household size has decreased for all cities, for the 1971-81 period (see Table 1.19). The average household size in 1981 ranged from 1.9 (Victoria) to 3.3 (St. John's) (also see Table 1.19). The other cities were in the range of two persons per household in 1981.

The average family size, as well, has decreased in all cities including Halifax over the 1971-81 period, and generally has decreased in percentage terms less than average household size. Similar to average household size the largest was St. Johns (3.5), and the smallest Victoria (2.6) for the 1981 period. Otherwise, the twelve remaining cities range from 3.0 to 3.2 inclusive for average family size.

The number of private households which are non-family are indicative, in part, of the age of a city and the movement away from a "family" oriented life-style. Victoria and St. John's have the lowest, and highest proportion respectively of non-family households in the 1981 Census. Generally speaking, the City of Halifax can be grouped with such cities as Ottawa and Montreal in the proportion of total households wich are non-family.

TABLE 1.18: LIFE CYCLE INDEX, YOUTH AND OLD AGE DEPENDENCY RATIOS, SELECTED CANADIAN CITIES, 1971-81

Municipality	Life Cycle Index			Youth Dependency Ratio			Old Age Dependency Ratio		
	1971	1976	1981	1971	1976	1981	1971	1976	1981
St. John's	60.5	70.2	86.6	80.4	70.9	59.0	14.2	15.5	18.8
Saint John	75.8	86.0	101.4	76.4	66.8	56.5	18.7	19.8	21.9
Halifax	**83.3**	**102.3**	**126.8**	**60.8**	**49.9**	**40.1**	**14.5**	**16.7**	**18.8**
Montreal	98.3	125.8	159.6	52.8	44.3	36.4	15.1	17.8	20.6
Kitchener	65.9	73.9	85.8	68.6	61.7	54.0	13.5	14.2	15.2
Ottawa	88.4	113.1	143.9	60.6	47.1	38.1	15.4	16.6	19.7
Toronto	109.2	120.1	141.1	47.2	43.4	36.3	18.2	19.2	19.5
Windsor	78.8	91.6	108.6	70.9	63.0	53.6	19.0	20.1	21.1
Winnipeg	112.5	92.6	106.2	56.0	57.5	50.5	23.1	17.9	19.8
Regina	66.6	74.5	80.4	74.5	65.4	57.9	15.5	15.9	16.0
Saskatoon	66.5	76.7	81.6	74.7	63.9	54.7	17.2	17.2	16.3
Calgary	56.3	65.3	71.4	73.5	61.7	48.2	11.7	11.2	9.7
Edmonton	57.9	72.0	81.4	72.9	59.8	47.6	11.5	12.3	11.6
Vancouver	135.5	155.3	173.6	46.2	39.8	33.7	22.8	23.7	24.1
Victoria	175.9	224.2	264.3	50.3	37.1	29.5	44.6	43.8	45.0
Canada	**67.9**	**77.7**	**90.0**	**75.0**	**64.6**	**55.0**	**15.4**	**15.7**	**16.6**

NOTE: Life cycle index = $\frac{45+ \text{ years}}{0\text{-}19 \text{ years}}$

Youth dependency ratio = $\frac{0\text{-}19 \text{ years}}{20\text{-}64 \text{ years}}$

Old age dependency ratio = $\frac{65+ \text{ years}}{20\text{-}64 \text{ years}}$

SOURCE: Calculations by the Planning Department from Statistics Canada, 1971, 1976 and 1981 Census of Canada.

TABLE 2.19: AVERAGE HOUSEHOLD SIZE, AVERAGE FAMILY SIZE, AND NON-FAMILY HOUSEHOLDS SELECTED CANADIAN CITIES, 1971-81

Municipality	Average Household Size			Average Family Size			% of Private Non-Family Households		
	1971	1976	1981	1971	1976	1981	1971	1976	1981
St. John's	4.1	3.6	3.3	4.0	3.7	3.5	11.8	17.1	22.2
Saint John	3.5	3.1	2.8	3.7	3.5	3.3	9.1	23.5	28.0
Halifax	**3.4**	**2.9**	**2.5**	**3.5**	**3.2**	**3.0**	**21.8**	**30.3**	**37.0**
Montreal	3.0	2.6	2.3	3.4	3.1	3.0	30.4	34.5	41.5
Kitchener	3.3	3.0	2.8	3.5	3.3	3.2	18.1	22.9	25.8
Ottawa	3.2	2.6	2.3	3.5	3.2	3.0	26.5	35.9	40.4
Toronto	3.0	2.7	2.4	3.2	3.2	3.1	34.7	40.9	46.1
Windsor	3.3	2.9	2.7	3.6	3.4	3.2	19.8	24.8	28.8
Winnipeg	2.8	2.8	2.6	3.3	3.3	3.1	31.1	27.3	31.3
Regina	3.2	3.0	2.7	3.6	3.4	3.2	22.2	25.7	29.4
Saskatoon	3.2	2.9	2.6	3.6	3.4	3.2	23.0	27.8	32.9
Calgary	3.3	3.0	2.8	3.6	3.4	3.1	21.1	25.4	30.0
Edmonton	3.3	2.9	2.7	3.6	3.3	3.1	21.1	28.1	32.5
Vancouver	2.7	2.4	2.3	3.1	3.0	3.0	36.1	41.7	45.8
Victoria	2.4	2.1	.9	3.0	2.7	2.6	41.9	48.4	53.6
Canada	**3.5**	**3.1**	**2.9**	**3.7**	**3.5**	**3.3**	**18.4**	**21.4**	**24.8**

SOURCE: Statistics Canada, 1971, 1976, and 1981 Census of Canada.

Notes and References - Chapter I

1. The definition of "Mainland North" and the "Peninsula" areas varies slightly from that given on Map 1 of the Halifax Municipal Development Plan so as to coincide with census tract boundaries. The Mainland South Planning area coincides with the census tract boundaries. A special tabulation by Statistics Canada for the City of Halifax Planning Department indicates that, using the Map 1 definition, the Peninsula has a 1981 population of 65,447, and Mainland North a population of 27,839. In other words, the areas as defined in Map 2.1 overestimates the Peninsula population by 496 persons, and underestimates the Mainland North population by the same number. This would give Mainland North a 0.4 percent greater share of the total population, and lessen the Peninsula's share of the total population by a similar 0.4 percent.

2. Crude birth and death rates are defined as number of births or deaths per 1,000 population. Natural increase is defined as the excess of births over deaths. See also, David K. Foot, Canada's Population Outlook: Demographic Futures and Economic Challenges, Toronto, James Lorimer and Company, 1982.

3. William J. Coffey, Nova Scotia Population, Household and Family Projections, 1982-1991, Halifax, Nova cotia Department of Development, March, 1983.

4. Migration Estimates From Tax Records, Administrative Data Development, Statistics Canada, December, 1981.

5. Total fertility rate is expressed as number of births per 1,000 women aged 15-49 for a given year; see also, Neil Collishaw, Fertility in Canada, Profile Studies, 1971, Census of Canada (Catalogue 99-706), Ottawa, Statistics Canada, 1976.

6. Statistics Canada, Vital Statistics, Volume 1, Births and Deaths, 1981 (Catalogue No. 84-204), Table 5.

7. The replacement rate is the rate a population would replace itself. See: Foot, Canada's Population Outlook.

8. Foot, Canada's Population Outlook.

9. Foot, Chapter 1.

10. Ibid.

11. Joseph A. Norland, The Age-Sex Structure of Canada's Population, Profile Studies, 1971 Census of Canada (Catalogue 99-703), Ottawa, Statistics Canada, 1976.

Notes and References - Chapter I
(continued)

12. The census defines a "household" as a person or group of persons who occupy a dwelling. A "dwelling" is defined as a structurally separate set of living quarters with a private entrance (see the Definitions section in the Appendix for additional information).

13. Statistics Canada, 1981 Census of Canada, (Microfiche, Table SPH91A11)

14. The number of private households is defined as being equal to the number of occupied private dwellings. These two terms, then, may be used interchangeably (see the Definitions section in the Appendix).

15. J.E. Veevers, The Family in Canada, Profile Studies, 1971 Census of Canada (Cat. 99-725), Ottawa, Minister of Supply and Services, 1977.

16. Statistics Canada, 1981 Census of Canada.

17. The life cycle index, slightly modified, has been taken from Frederick I. Hill, "Age Structure and the Family Life Cycle," in Canadian Urban Trends: National Perspective, Volume I, edited by D. Michael Ray, et al (Toronto, Copp Clark Publishing, 1976).

CHAPTER II

HOUSING TRENDS

Structural Characteristics

Tables 2.1 and 2.2 show changes in dwelling type (single-detached, mobile, apartments, single attached and duplex) for the 1971-81 period. It should be noted that data, as provided from the various censuses are somewhat unreliable due to "potentially significant response error".[1] However, the total count of occupied dwelling is not in error.

In 1981 there were 43,780 occupied private dwellings within the City of Halifax. Of these, 15,400 were single-detached, 215 mobile, and 28,175 multiple units which increased 7.1 percent, 16.2 percent, and 44.1 percent respectively for the 1971-81 period.

Single-detached dwellings increased by 19.1 percent and 70.3 percent in the City of Dartmouth and the County of Halifax respectively for the 1971-81 period. In the same period, multiple units increased by 28.1 percent and 91.6 percent in the City of Dartmouth and the County of Halifax respectively.

Within the City of Halifax, single-detached dwellings increased 3.7 percent, 11.0 percent and 13.0 percent on the Peninsula, in Mainland South and Mainland North respectively for the 1971-81 period. However, multiple units increased 26.0 percent, 72.1 percent, and 107.3 percent on the Peninsula, in Mainland South, and in Mainland North respectively.

The data discussed is for occupied private dwelling units. Unfortunately, Statistics Canada does not publish the total number of unoccupied private dwellings at the Census sub-division level (i.e. City of Halifax) due to the unreliability of the data. Statistics Canada reports that the net average error for unoccupied private dwellings may be an overcoverage of 20 percent; however, this level is expected to vary from one geographic level to another. Accordingly, using the Statistics Canada methodology, "there may be 1,000 unoccupied dwellings within the City of Halifax."[2] However, this appears too high considering that the vacancy rate for apartment structures of six units and over was less than one percent in 1981.[3]

Tenure

The percent of the total private occupied dwellings owned or rented varies considerably between the municipal units, and within the three planning areas of the City of Halifax (see Tables 2.3 and 2.4).

TABLE 2.1: OCCUPIED PRIVATE DWELLINGS SHOWING STRUCTURAL TYPE, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

	Halifax			Dartmouth			County of Halifax			Total		
	1971	1976	1981	1971	1976	1981	1971	1976	1981	1971	1976	1981
Single detached	14,375	13,790	15,400	7,905	8,545	9,415	14,815	19,685	25,230	37,095	42,020	50,045
Mobile	185	195	215	205	375	345	1,345	3,150	3,145	1,735	3,720	3,705
Multiple total	19,555	25,315	28,175	8,905	10,780	11,405	2,075	3,090	3,975	30,535	39,185	43,555
- Apartments	12,180	17,265	20,545	5,875	7,345	8,150	565	795	1,335	18,615	25,405	30,030
- Single attached & duplex	7,370	8,050	7,630	3,030	3,435	3,255	1,520	2,295	2,640	11,920	13,780	13,525
Total	34,115	39,300	43,780	17,025	19,700	21,165	18,245	25,930	32,350	69,385	84,930	97,295

	Percent Change			Percent Change			Percent Change			Percent Change		
	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81
Single detached	- 4.1	11.7	7.1	8.1	10.2	19.1	32.9	28.2	70.3	13.3	19.1	34.9
Mobile	5.4	10.3	16.2	82.9	- 8.0	68.3	134.2	- 0.2	133.8	114.4	- 0.4	113.5
Multiple units	29.5	11.3	44.1	21.1	5.8	28.1	48.9	28.6	91.6	28.3	11.2	42.6
- Apartments	41.7	20.0	68.7	25.0	10.9	38.7	40.7	67.9	136.3	36.5	18.2	61.3
- Single attached & duplex	9.2	- 5.2	3.5	13.4	- 5.2	7.4	51.0	15.0	73.7	15.6	- 1.8	13.5
Total	15.2	11.3	28.3	15.8	7.4	24.3	39.4	24.9	74.0	21.8	14.6	39.5

NOTE: Numbers and Percents may not total due to random rounding by Statistics Canada

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada and Calculations by City of Halifax Planning D

TABLE 2.2: OCCUPIED PRIVATE DWELLINGS SHOWING STRUCTURAL TYPE, CITY OF HALIFAX, BY PLANNING AREA, 1971-81

	Peninsula			Mainland South			Mainland North			Total		
	1971	1976	1981	1971	1976	1981	1971	1976	1981	1971	1976	1981
Single detached	8,150	7,510	8,450	2,920	2,900	3,240	3,305	3,390	3,735	14,375	13,790	15,400
Mobile	-*	5	5	-*	60	75	-*	135	130	185	195	215
Multiple total	14,720	17,015	18,540	2,115	3,440	3,640	2,890	4,865	5,990	19,555	25,315	28,175
- Apartments	11,735	12,165	13,750	1,805	1,865	2,295	2,435	3,240	4,485	12,180	17,265	20,545
- Single attached	2,985	2,000	2,510	310	935	925	455	930	1,030	3,700	3,880	4,450
- Duplex	-**	2,850	2,280	-**	640	420	-**	695	475	3,670	4,170	3,180
Total	22,865	24,515	26,980	5,035	6,410	6,935	6,195	8,380	9,855	34,115	39,300	43,780

	Percent Change			Percent Change			Percent Change			Percent Change		
	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81
Single detached	- 7.9	12.5	3.7	- 0.7	11.7	11.0	2.6	10.2	13.0	- 4.1	11.7	7.1
Multiple units	15.6	9.0	26.0	62.6	5.8	72.1	68.3	23.1	107.3	29.5	11.3	44.1

NOTE:

* This data not available at the Census Tract level in published form. Numbers and percents may not total due to random rounding by Statistics Canada. See also: footnote # 1 of Notes and References of this Chapter for further information on data reliability.

** Combined with apartments in 1971.

SOURCE: Statistics Canada, 1971, 1976 and 1981 Census of Canada and calculations by City of Halifax Planning Department.

TABLE 2.3: OCCUPIED PRIVATE DWELLINGS BY TENURE, HALIFAX COUNTY, BY MUNICIPALITY, 1971-81

	Halifax			Dartmouth			County of Halifax			Total		
	1971	1976	1981	1971	1976	1981	1971	1976	1981	1971	1976	1981
Owned -												
Number	15,240	16,650	17,375	8,045	9,480	10,165	14,595	22,255	27,675	37,880	48,385	55,215
Percent	44.7	42.4	39.7	47.3	48.1	48.0	80.0	85.8	85.5	54.6	57.0	56.8
Rented -												
Number	18,875	22,650	26,405	8,975	10,215	10,995	3,650	3,680	4,680	31,500	36,545	42,080
Percent	55.3	57.6	60.3	52.7	51.9	52.0	20.0	14.2	14.5	45.4	43.0	43.2
Total												
Number	34,115	39,300	43,780	17,025	19,700	21,165	18,245	25,930	32,350	69,385	84,930	97,295
Percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

	Percent Change			Percent Change			Percent Change			Percent Change		
	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81
Owned	9.3	4.4	14.0	17.8	7.2	26.4	52.5	24.4	89.6	27.7	14.1	45.8
Rented	20.0	16.6	39.9	13.8	7.6	22.5	0.8	27.2	28.2	16.0	15.1	33.6
Total	15.2	11.4	28.3	15.7	7.4	24.3	42.1	24.8	77.3	22.4	14.6	40.2

SOURCE: Statistics Canada, 1971, 1976, and 1981 Census of Canada, and Calculations by City of Halifax Planning Department.

TABLE 2.4: OCCUPIED PRIVATE DWELLINGS, BY TENURE, CITY OF HALIFAX, BY PLANNING AREA, 1971-81

	Peninsula			Mainland South			Mainland North			Total		
	1971	1976	1981	1971	1976	1981	1971	1976	1981	1971	1976	1981
Owned -												
Number	8,690	9,025	9,475	2,930	3,475	3,490	3,590	4,150	4,395	15,240	16,650	17,375
Percent	38.0	36.8	35.1	59.4	54.2	50.3	56.9	49.5	44.6	44.7	42.4	39.7
Rented -												
Number	14,170	15,490	17,490	2,005	2,920	3,445	2,690	4,230	5,460	18,875	22,650	26,405
Percent	62.0	63.2	64.9	40.6	45.8	49.7	43.1	50.5	55.4	55.3	57.6	60.3
Total -												
Number	22,865	24,515	26,980	4,930	6,410	6,935	6,310	8,380	9,855	34,115	39,300	43,780
Percent	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

	Percent Change			Percent Change			Percent Change			Percent Change		
	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81	1971-76	1976-81	1971-81
Owned	3.9	4.9	9.0	18.6	0.4	19.1	15.6	5.9	22.4	9.3	4.4	14.0
Rented	9.3	12.9	23.4	45.6	17.9	71.8	57.2	29.1	102.9	20.0	16.6	39.9
Total	7.2	10.1	17.9	30.0	8.2	40.7	32.8	17.6	56.2	15.2	11.4	28.3

SOURCE: Statistics Canada, 1971, 1976, 1981 Census of Canada, and calculations by City of Halifax Planning Department.

In the City of Halifax there has been a decrease in home-ownership from 1971-81, while in the City of Dartmouth home-ownership has retained a similar share of the total dwellings in the 1971-81 period. On the other hand, from 1971-81 home-ownership has increased from 80.0 percent to 85.5 percent in the County of Halifax.

Within the City of Halifax, 64.9 percent of the total dwelling units in the Peninsula in 1981 were rental. This compares to 49.7 percent and 55.4 percent of the total number of dwelling units in Mainland South and Mainland North respectively being rental in the same year.

Table 2.5 shows, for 1981, that apartments are almost exclusively rental units while 86.8 percent of single detached houses are owner-occupied. In addition, 44.4 percent of the persons in private households occupied single detached dwellings (see Table 2.6), while 14.2 percent occupied apartments of five or more storeys. The average number of persons per dwelling is: single house - 3.2; apartments (5+ storeys) - 1.6; other multiple - 2.4.

In the City of Halifax 62.9 percent of the one- and two-person households were resident in apartment buildings in 1981. However, 41 percent of the single-detached dwellings in the City of Halifax were occupied by one-or two-person households, and nearly 40 percent of these were one-person households.[4]

Vacancy Rates

The October, 1982 survey of apartments found a vacancy rate of 0.6 percent for the Halifax-Dartmouth area. The overall vacancy rate for the City of Halifax was 0.3 percent. However, the vacancy rate has improved to 2.1 percent as of the April, 1983 survey.[5]

Housing Affordability

The last available information on the shelter-to-income relationship was completed in 1974.[6] Similar information enabling some determination of housing affordability was requested in May, 1983 for the City of Halifax and this information will be made available as soon as the data is received from Statistics Canada.

Age of Dwelling

The age of occupied dwelling units for the City of Halifax in 1981 (see Table 2.7) show that 51.5 percent of the dwelling units were built before 1960, while 36.5 percent were built in the 1961-75 period.

TABLE 2.5: OCCUPIED PRIVATE DWELLINGS BY TENURE AND BY DWELLING TYPE, CITY OF HALIFAX, 1981

	Owned		Rented		Total	
	Number	Percent	Number	Percent	Number	Percent
Single house	13,370	86.8	2,030	13.2	15,400	100.0
Apartment (5 + storeys)	385	4.1	9,070	95.9	9,455	100.0
Mobiles	195	92.9	15	7.1	215	100.0
Other multiple	3,425	18.3	15,285	81.7	18,710	100.0
- Single attached	1,875	42.2	2,570	57.8	4,450	100.0
- Apartment (less than 5 storeys)	370	3.3	10,720	96.7	11,090	100.0
- Duplex	1,180	37.2	1,995	62.8	3,180	100.0
Total	17,380	39.7	26,405	60.3	43,780	100.0

SOURCE: Statistics Canada, 1981 Census, Special Tabulations, March 1983. Calculations by City of Halifax Planning Department.

TABLE 2.6: POPULATION IN OCCUPIED PRIVATE DWELLINGS BY TENURE AND BY DWELLING TYPE, CITY OF HALIFAX, 1981

	Owned		Rented		Total	
	Number	Percent	Number	Percent	Number	Percent
Single house	43,215	88.8	5,470	11.2	48,685	100.0
Apartment (5 + storeys)	680	4.3	14,955	95.7	15,635	100.0
Mobiles	570	93.4	40	6.6	610	100.0
Other multiple	10,195	22.8	34,570	77.2	44,760	100.0
- Single attached	5,910	41.3	8,410	58.7	14,315	100.0
- Apartment (less than 5 storeys)	855	3.9	21,225	96.1	22,080	100.0
- Duplex	3,430	41.0	4,935	59.0	8,365	100.0
Total	54,655	49.8	55,030	50.2	109,690	100.00

SOURCE: Statistics Canada, 1981 Census, Special Tabulation, March 1983. Calculations by City of Halifax Planning Department.

TABLE 2.7: OCCUPIED PRIVATE DWELLINGS BY PERIOD OF CONSTRUCTION CITY OF HALIFAX, 1981

	Number	Percent
1920 or before	5,575	12.7
1921-1945	7,495	17.1
1946-1960	9,480	21.6
1961-1970	9,325	21.3
1971-1975	6,675	15.2
1976-1979	4,655	10.6
1980	520	1.2
1981	55	0.1
Total	43,780	100.0

SOURCE: Statistics Canada, 1981 Census of Canada (Microfiche SDW81B17)

Structural Type and Length of Occupancy

In the City of Halifax 56.9 percent of the dwellings (see Table 2.8) have been occupied by the person responsible for household payments (household maintainer) for three years or longer, as of 1981. On the other hand, 23.6 percent of the occupied dwellings as of the same time had been occupied for less than one year.

The occupany of single detached dwellings is very stable in that 54.9 percent of the households had lived in the same dwelling for more than ten years. On the other hand apartments of five or more storeys are occupied by households which stay for shorter periods of time.

Residential Development

The recent Planning Department report entitled Economic Development in the City of Halifax - Discussion Paper Number 2 reviewed building trends for the 1971-81 period by the City of Halifax, the City of Dartmouth, and the County of Halifax. The report noted that the City of Halifax lagged considerably behind the County in terms of residential development. The Cities of Halifax and Dartmouth had residential building permits issued for the 1971-81 period of $445,017,000 ($1981) and $232,948,000 issued ($1981) respectively, while the County of Halifax had $662,554,000 ($1981) permits issued.[7] On the other hand residential permits accounted for 47.6 percent of the total value of all building permits in the City of Halifax for the 1971-81 period.

Data was also collected to show the value of residential construction for the 1971-81 period by the three planning areas of the City of Halifax. The Peninsula accounted for 52.1 percent while Mainland South and Mainland North accounted for 17.9 and 30.0 percent respectively of the total residential building permits for the 1971-81 period.8

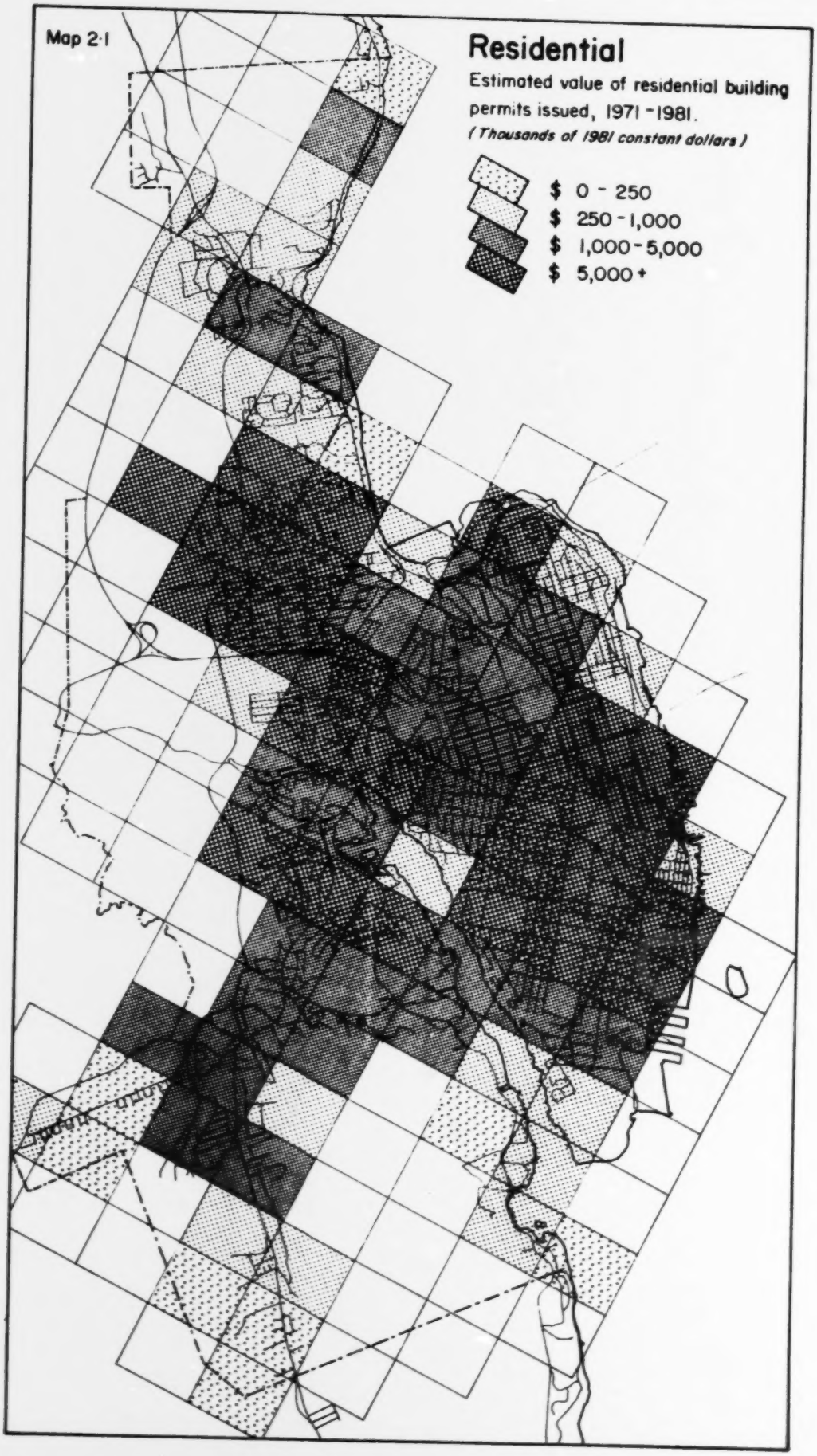

Map 2-1
Residential
Estimated value of residential building permits issued, 1971 - 1981.
(Thousands of 1981 constant dollars)
$ 0 - 250
$ 250 - 1,000
$ 1,000 - 5,000
$ 5,000 +

TABLE 2.8: OCCUPIED PRIVATE HOUSEHOLDS BY STRUCTURAL TYPE, SHOWING LENGTH OF OCCUPANCY, CITY OF HALIFAX, 1981

Structural Type	Less than 1 Year		1-2 Years		3-5 Years		6-10 Years		More than 10 Years		Total	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Single detached	1,395	9.0	1,330	8.6	1,965	12.7	2,275	14.7	8,475	54.9	15,440	100
Apartment (5 storeys)	3,365	35.4	2,460	25.9	2,160	22.7	930	9.8	595	6.3	9,505	100
Mobiles	30	13.6	30	13.6	45	20.4	70	31.8	50	22.7	220	100
Other multiple	5,540	29.8	4,715	25.3	3,575	19.2	2,165	11.6	2,630	14.1	18,615	100
- Single attached	785	18.1	715	16.5	940	21.7	890	20.6	995	23.0	4,325	100
- Apartment (less than 5 storeys)	4,110	37.3	3,245	29.4	1,920	17.4	855	7.8	885	7.8	11,025	100
- Duplex	645	19.7	745	22.8	715	21.9	420	12.9	745	22.8	3,265	100
Total	10,325	23.6	8,530	19.5	7,745	17.7	5,436	12.4	11,745	26.8	43,780	100

NOTE: Numbers and percents may not total due to random rounding by Statistics Canada.

SOURCE: Statistics Canada, 1981 Census of Canada (Microfiche SP12CD09CSD021) and calculations by City of Halifax Planning Department.

The distribution of residential development in the City of Halifax for the 1971-81 period is shown on Map 2.1 which indicates the dollar value of development in a grid format. The light shades indicate little development activity over the study period. It also shows a concentration on the Peninsula, in the South End and Peninsula Centre planning areas, as well as on the Mainland in the Clayton Park, Spryfield, and Cowie Hill areas.

NOTES AND REFERENCES - CHAPTER II

1. The "Cautionary Note on Data Quality - Structural Type", undated, Statistics Canada which states:

> The counts for Apartments in buildings with five or more storeys are believed to be relatively accurate. Counts for other types of dwellings in multiple unit structures (e.g. Apartments in buildings of less than five storeys and Row Houses), on the other hand, may contain varying degrees of error. For these dwellings there have been two types of misclassification. First, there are misclassification among various types of the multiple unit structures. For example, Apartments in buildings of less than five storeys have frequently been classified as Row Houses, Semi-detached, etc. Second, there are some misclassifications between multiple and single structures. For example, a Duplex may have been misclassified as a Single Detached.
>
> A substantial amount of Structural Type error is misclassification among multiple unit structures. For this reason the user is advised to use the 1981 Census Structural Type data, whenever possible, by collapsing into four categories: Single Detached, Apartment in a building with five or more storeys, Movable (i.e. Mobile and Other Movable), and All Other. The error in the aggregated data will be reduced but it will not be eliminated. The misclassification of dwellings in multiple unit structures can be expected, where it occurs, to result in an underreporting for the "All Other" category and a compensating overreporting for Single Detached. The significance of this error (as a percentage) in the count of Single Detached can be expected to decrease as the proportion of true Single Detached in the geographic area increases.

2. Statistics Canada, Unoccupied Private Dwellings: Limitations to the Data (Catalogue No. 93X-901), Ottawa, January, 1983.

3. CMHC, Vacancy Rates News Release, November, 1982, and CMHC Nova Scotia Quarterly Housing Review, May, 1983.

4. Statistics Canada, 1981 Census of Canada, Special Tabulation, October 7, 1982.

5. CMHC, Vacancy Rates News Release, November, 1982 and CMHC Nova Scotia Quarterly Housing Review, May, 1983.

6. Halifax-Dartmouth Regional Development Plan Review, Housing Policy Study (Study H-4) prepared by Clayton Research Associates, January 1982. See also City of Halifax Planning Department, Housing Initiatives Study forthcoming summer, 1983.

NOTES AND REFERENCES - CHAPTER II
(continued)

7. City of Halifax Planning Department, Economic Development in the City of Halifax: Discussion Paper Number 2, Halifax, May, 1983, Table 1.

8. Ibid., Table 2.

CHAPTER III
ANALYSIS

Population

There has been considerable revision of the population projection of 435,000 persons by 1991 as indicated in the Halifax-Dartmouth Regional Development Plan.[1] Moreover, other regional plans have also severely overestimated population growth.[2]

The Economic Outlook Task Force of the Regional Development Plan Review has prepared population projections for Halifax County for three possible scenarios: low, medium, and high.[3] These estimate increased population growth of 9.3 percent, 12.5 percent, and 19.3 percent respectively for the 1981-91 period. This would translate into increases of between 26,674 to 55,600 persons for Halifax County.

In addition to these projections, the Institute of Public Affairs for the Nova Scotia Department of Development provides a population growth below that of the low projection of the Economic Outlook Task Force of 7.2 percent or an additional 20,910 persons to the total population of Halifax County.[4]

Over the last ten-year period, of 1971-81, the population increased by 10.2 percent adding 26,660 persons in Halifax County.

Natural increase probably accounted for the major share of population growth in Halifax County, and was found to be relatively constant for 125 urban-centred regions across Canada.[5] On the other hand, net migration tends to be very variable and volatile in nature.[6]

To illustrate this, Halifax County had on the one hand a net in-migration of 2,759 persons in the 1971-76 period, and, on the other hand a net out-migration of 3,219 persons in the 1976-81 period. Natural increase, at least for the the last ten year period, has shown a downward trend from 14,311 persons (1972-76 period) to 12,814 persons (1977-81 period).[7]

The work by the Institute of Public Affairs, referred to earlier, predicts natural increases of 13,245 persons, and 11,110 persons for the 1982-86 and 1987-91 periods respectively, while net migration was forecast as decreases of 554 and 770 persons for similar time periods. Net migration has proven the most difficult to forecast, however, and is seen as the major issue in forecasting.[8] In addition, migration may prove to be an increasingly important component of population growth.

The Institute indicated that their reason for predicting a low out-migration rate "lies in the perceived prospects for economic development in Nova Scotia in the coming decade and in the relative scarcity of employment opportunities in other provinces."[9] On the other hand, others have concluded that non-economic factors may be of equal or greater significance in the decision to migrate.[10]

However, it is the opinion of staff (see Information Report to Halifax City Council of May 26, 1983 on Venture Development Project), this excludes job seekers and their families who may come into the Region on the overly optomistic expectation of finding employment and perhaps underestimates the effect caused by a possible reduction in the rate of out-migration from the Region.

The final results will largely depend on the relative perceived economic health of the Halifax-Dartmouth Region as compared to other regions and perhaps more importantly the national economic health which appears to be on the upswing.

In general, the "best-guess opinion" is that low fertility rates, a continued decentralization of population within the metropolitan area, and aging population with a shift towards an aging dependency ratio may well continue.

Households

The Institute of Public Affairs projects households to reach 115,065 by 1991, an increase of 18.3 percent from 1981. Family households are projected to reach 80,301 by 1991, an increase of 10.6 percent. On the other hand, non-family households are projected to reach 34,764 by 1991 an increase of 40.6 percent.[11] The overall rate of increase is much diminished from the 39.5 percent recorded for Halifax County for the 1971-81 period which saw an increase of 24.2 percent and 118.7 percent for family and non-family households respectively. For the City of Halifax family households grew by 2.6 percent and non-family households by 117.9.

Overall, in Halifax County, household growth, as indicated by the Institute of Public Affairs projection is expected to out-strip population growth at a ratio of 2.5 to one. In addition, a smaller household size is indicated which, based on past trends, appears reasonable.

Given the City's small rate of natural increase, aging profile, minimal growth of family households on the one hand, and strong growth of non-family households on the other hand, and a lower household size and other past trends, it is expected that the population will decrease somewhat or remain stable in total numbers. The age structure should continue to shift upwards, with a continued reduced number of persons in the 0-4 age group due to both out-migration and low birth rate. The population would remain approximately the same as found in 1981 if average household size decreased by 12.0 percent to 2.2 on the one hand, and households increased in number by 18.3 percent on the other hand. Accepting those two assumptions, the City would have to continue to obtain a 45 percent share of the total growth of households in Halifax County, however. Finally, as noted earlier, migration is very difficult to predict, yet it in many ways holds the key to the future age distribution and total population growth of the City of Halifax.

NOTES AND REFERENCES - CHAPTER III

1. Halifax-Dartmouth Regional Development Plan, p. 8 of Introduction and Analysis section.

2. City of Halifax Planning Department, The Regional Context of the City of Halifax Economy, Discussion Paper Number 1 (April, 1983).

3. Halifax-Dartmouth Regional Plan Review, Population Implications of Alternative Forecasts (February, 1983).

4. Institute of Public Affairs, William J. Coffey, Projection For Province, Counties and Halifax Metro Area, prepared for the Nova Scotia Department of Development (March, 1983).

5. Jim Simmons, "Population Forecasting: How Little We Know," Plan Canada, Vol. 21, No. 3 (September, 1981) p. 79.

6. Ibid.

7. Calculations from Halifax County Statistical Profile, Halifax, Department of Development, 1980 and Department of Health, unpublished material.

8. Jim Simmons, "Population Forecasting": How Little We Know," pp. 80-81.

9. Institute of Public Affairs, Projections for Province, Counties and Halifax Metro Area, p. 11.

10. Simmons, "Population Forecasting": How Little We Know," p. 83.

11. Institute of Public Affairs, 1983.

APPENDIX

CENSUS DEFINITIONS

POPULATION

Population

Refers to the total number of persons (Canadian residents) whose usual place of residence on Census Day was somewhere in Canada or on posting outside Canada in the military, government or diplomatic service or on board a Canadian merchant vessel.

Population in Private Households

Refers to all persons who are permanent residents in private households.

Sex

Refers to the gender of the respondent.

FAMILIES

Census Families

Refers to a husband and a wife (with or without children who have never married, regardless of age), or a lone parent of any marital status, with one or more children who have never married, regardless of age, living in the same dwelling.

Census Family Status

Family persons: refers to household members who belong to a census family.

Non-family persons: refers to household members who do not belong to a census family. A person living alone is always a non-family person.

HOUSEHOLDS

Households

Refers to a person or group of persons (other than foreign residents) who occupy a dwelling and do not have a usual place of residence elsewhere in Canada.

Private Households

Refers to a person or groups of persons (other than foreign residents) who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada. The number of private households equals the number of occupied private dwellings.

Household Size

Refers to the number of persons in a private household.

Refers to the basic division of private households into FAMILY and NON-FAMILY HOUSEHOLDS. FAMILY HOUSEHOLD refers to a household that contains at least one census family. ONE-FAMILY HOUSEHOLD refers to a single census family that occupies one private dwelling. A MULTIPLE-FAMILY HOUSEHOLD is one in which two or more census families occupy the same private dwelling. NON-FAMILY HOUSEHOLD refers to one person who lives alone in a private dwelling, or to a group of persons who occupy a private dwelling and do not constitute a census family.

Household Maintainer

Refers to the person, or one of the persons, in a household who pays the rent, or the mortgage, or the taxes, or electricity, etc., for the dwelling.

Length of Occupancy

Refers to the period of continuous occupancy of the dwelling by the person responsible for household payments.

DWELLINGS

Occupied Private Dwelling

Refers to a private dwelling in which a person or group of persons is permanently residing. The dwelling must be a structurally separate set of living quarters with a private entrance from outside or from a common hall or stairway inside the building. Also included are private dwellings whose usual residents are temporarily absent on Census Day. Unless otherwise specified, all data in housing reports are for occupied private dwellings rather than unoccupied private dwellings or dwellings occupied by foreign and/or temporary residents.

Occupied Collective Dwelling

Refers to a collective dwelling in which a person or group of persons is permanently residing. The collective dwelling is of a commercial, institutional or communal nature. Included are hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters of military camps, work camps, jails, missions, rooming- or lodging-houses, and so on.

Tenure

Refers to whether some member of the household owns or rents the dwelling.

Structural Type

Refers to the structure of the dwelling, whether it is a detached house, semi-detached, duplex, apartment, and so on.

SOURCE: Extracted from Statistics Canada, 1981 Census Dictionary (Catalogue 99-901), (Ottawa, Ministry of Supply and Services, 1982).

POOR

QUALITY

ORIGINAL